

Enjoyable Places



Preliminary Zoning Concepts

- Zoning to support committee's broad goals
 - Less density and height close to Highlands
 - Lower density far from transit
 - Allow more density closer to transit
 - Encourage housing with same approach as Citywide (i.e. allow higher FAR for residential than commercial development.)
 - Allow modest increase in retail relative to what is now there, with focus on serving people who live and work in the area
- Informed also by city-wide goals
 - Enhance diversity
 - Improve transportation

20 Year Horizon Land Use Projections within Study Area

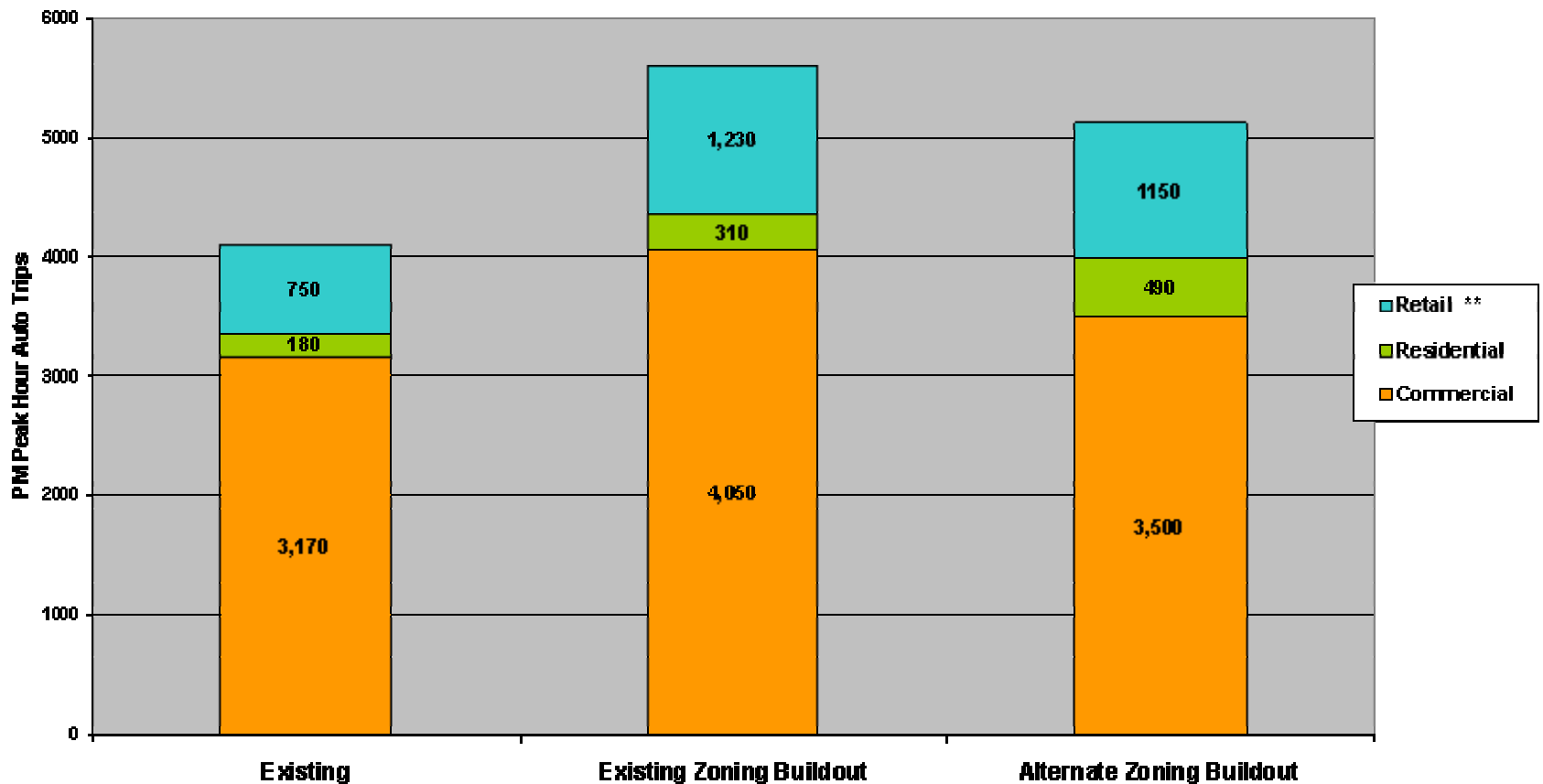


Transportation Analysis

- Trip Generation Analysis to Inform Land Use/Zoning Scenarios
- Next Steps in Traffic Analysis
- Transportation Issues under Analysis
 - Connection across Railroad
 - Possible new Quadrangle Access
 - Local-level Issues

20 Year Horizon (PM Peak Hour)

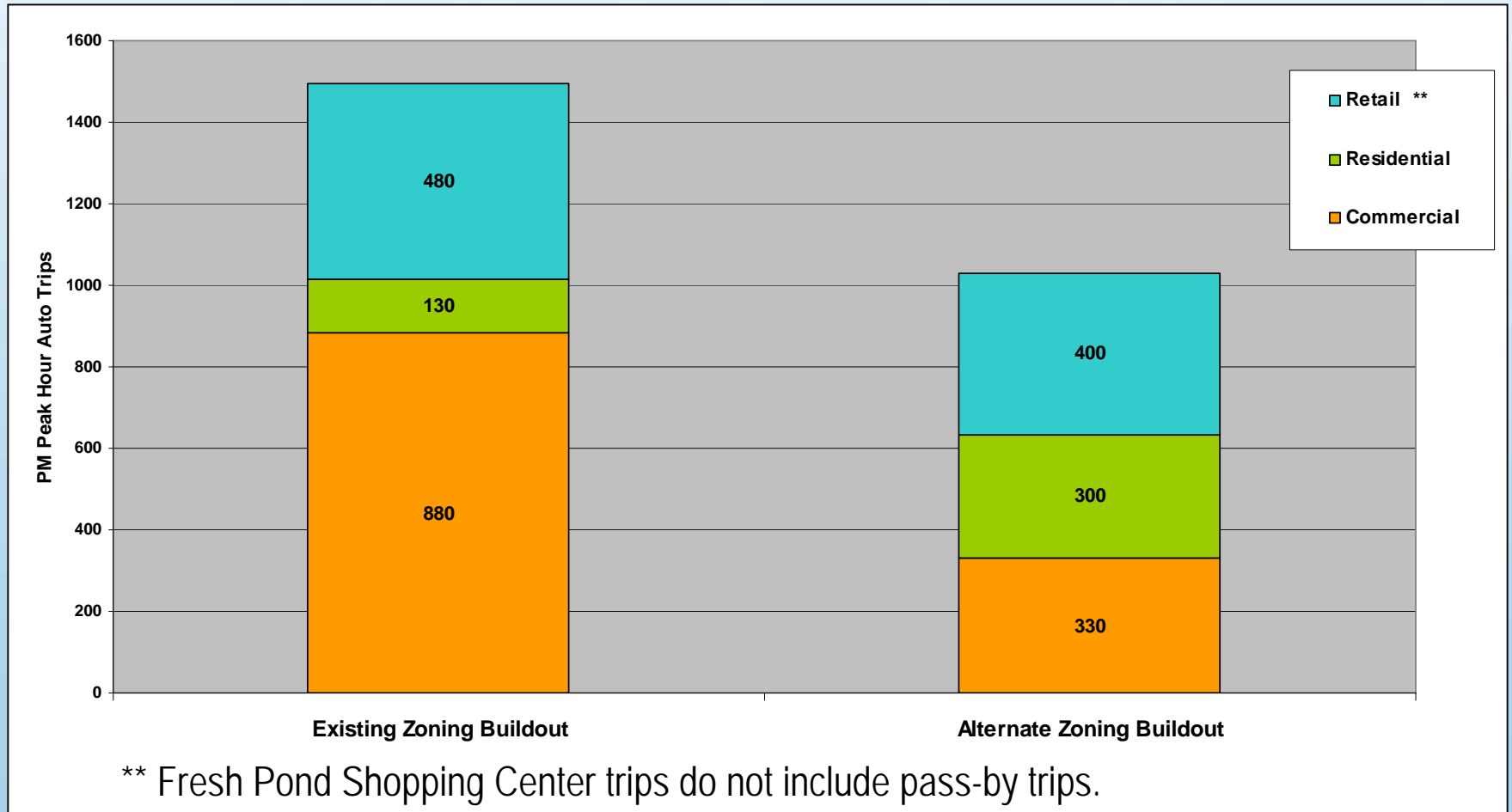
Auto Trip Generation Projections within Study Area



** Fresh Pond Shopping Center trips do not include pass-by trips.

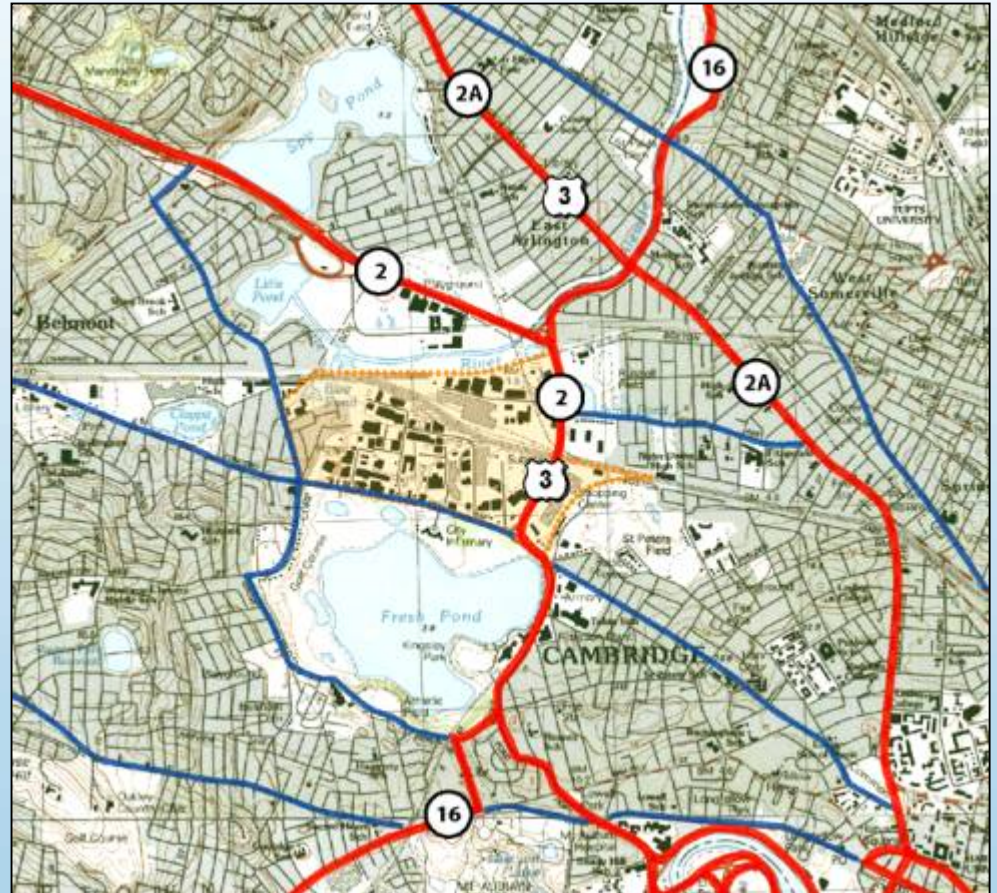
20 Year Horizon (PM Peak Hour)

Auto Trip Generation within Study Area – Increase over Existing Development



Traffic Analysis

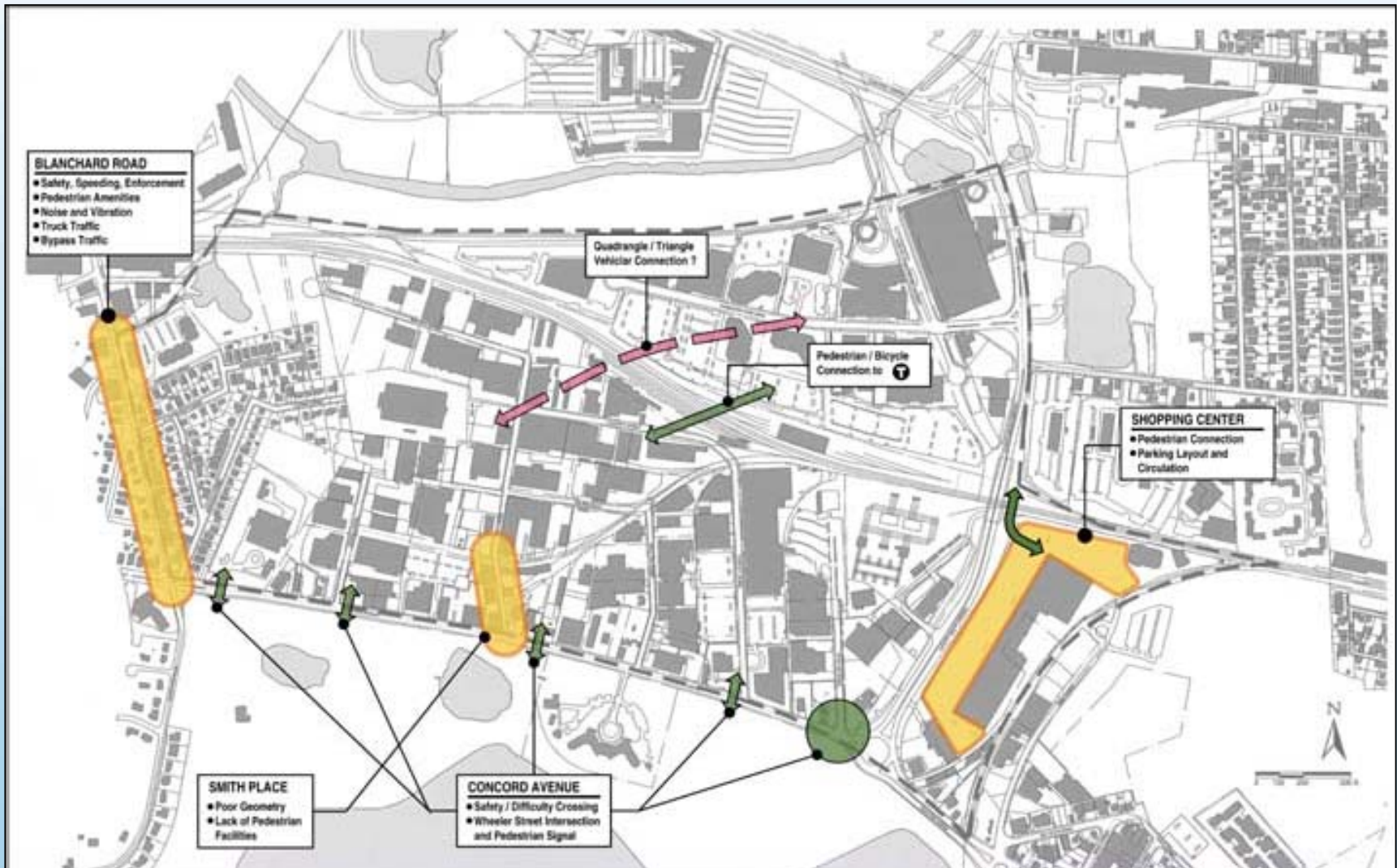
- Trip Distribution and Traffic Operations on Roadway Network
- Regional Traffic Context – Through Traffic v. Study Area Trips



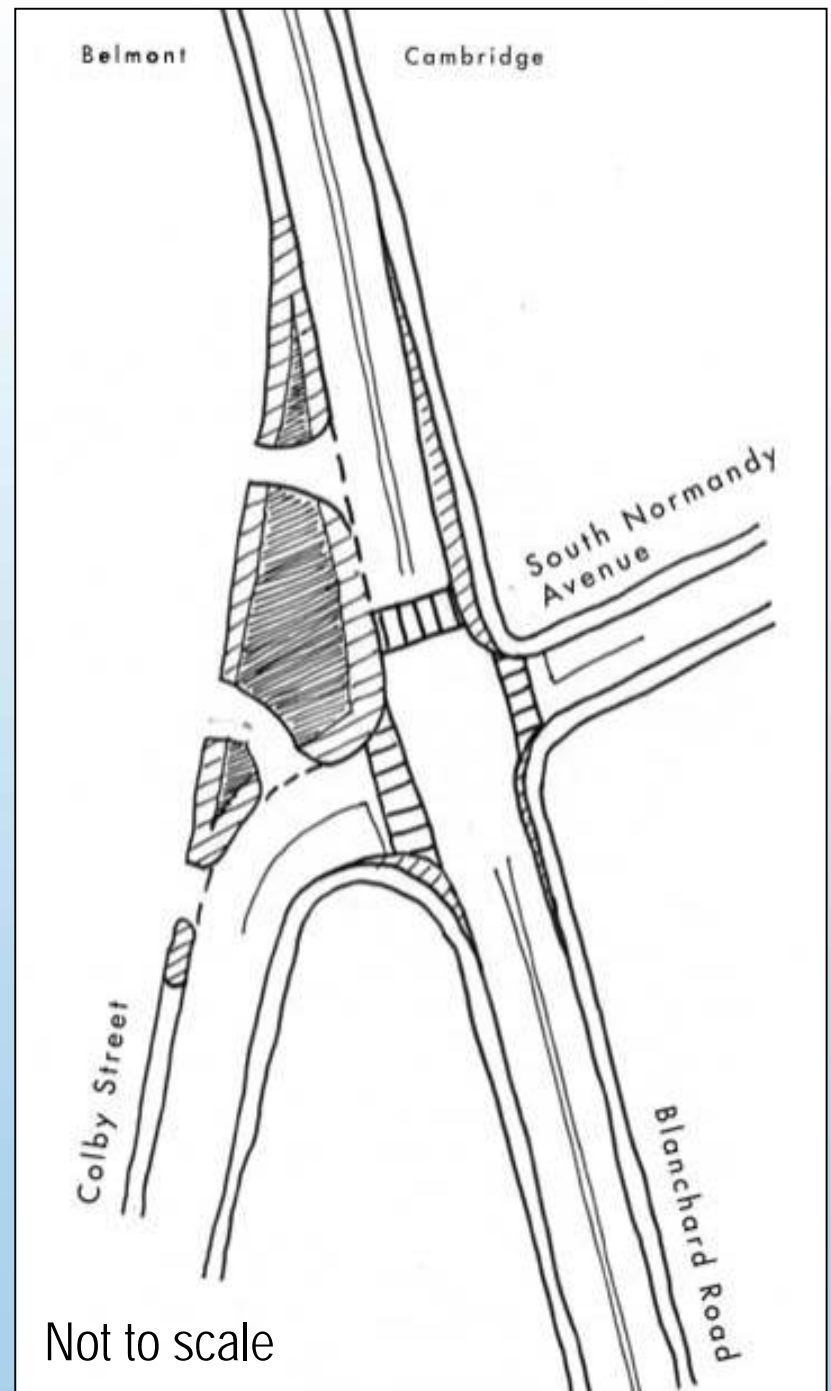
Transportation Issues under Analysis

- **Connection Across Tracks**
 - Vehicular
 - Pedestrian/Bicycle
- **Possible New Quadrangle Access**
- **Blanchard Road**
 - Safety/Speeding
 - Pedestrian Amenities
 - Noise and Vibration
 - Truck Traffic
 - Bypass Traffic
- **Concord Avenue**
 - Safety/difficulty Crossing
 - Wheeler Street Intersection and Pedestrian Signal
- **Smith Place**
 - Poor Geometry
 - Lack of Pedestrian Facilities
- **Shopping Center**
 - Pedestrian Connections
 - Parking Layout and Circulation

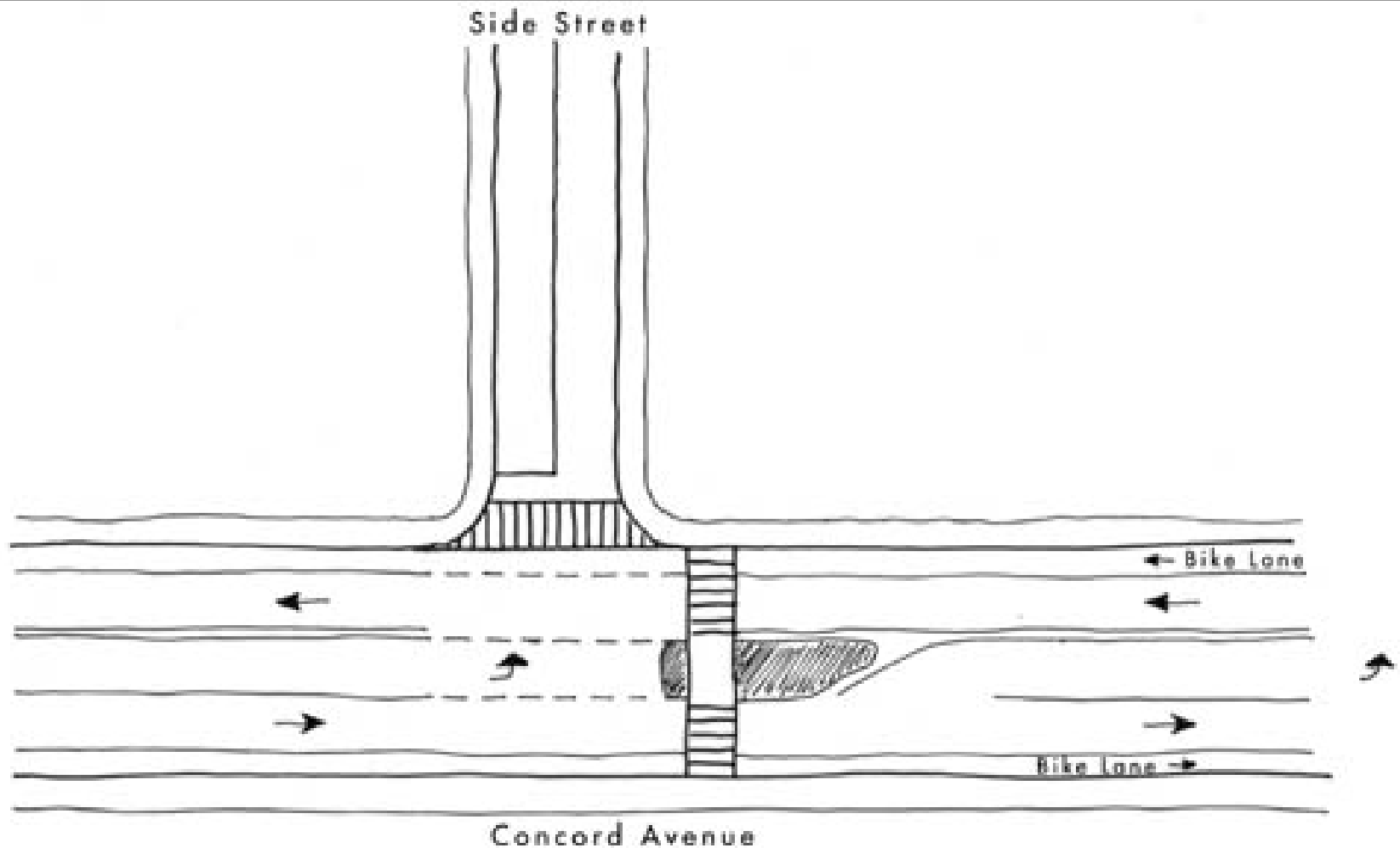
Transportation Issues Under Analysis



Blanchard Road Concept Sketch



Concord Avenue Concept Sketch



Not to scale

Planning Framework

- How it reflects the planning principles and goals
 - Land use and density
 - Housing
 - Traffic and transportation
 - Infrastructure, storm-water management and open space



Cambridge Highlands



Planning Opportunities

- Maintain neighborhood character & encourage compatible development
- Improve the pedestrian environment on Blanchard Road
- Connect existing open spaces & create a green buffer



The Quadrangle



Land Use Opportunities

- Encourage housing along Concord Avenue
- Introduce local retail internally and near Alewife Brook Parkway edge
- Create appropriate transitions between Highlands and Quadrangle through green buffers, lower densities/heights
- Create open space that mitigates storm water runoff and serves as a public
- Enhance pedestrian/bike access to Alewife Station



Market Issues

- Existing building improvements
- Highly visible frontage on Concord Avenue
- Limited access to T and Route 2
- Less consolidated ownership and parcelization

Place-Making Examples

Southwestern Quadrangle





Place-Making Examples

Central Quadrangle

